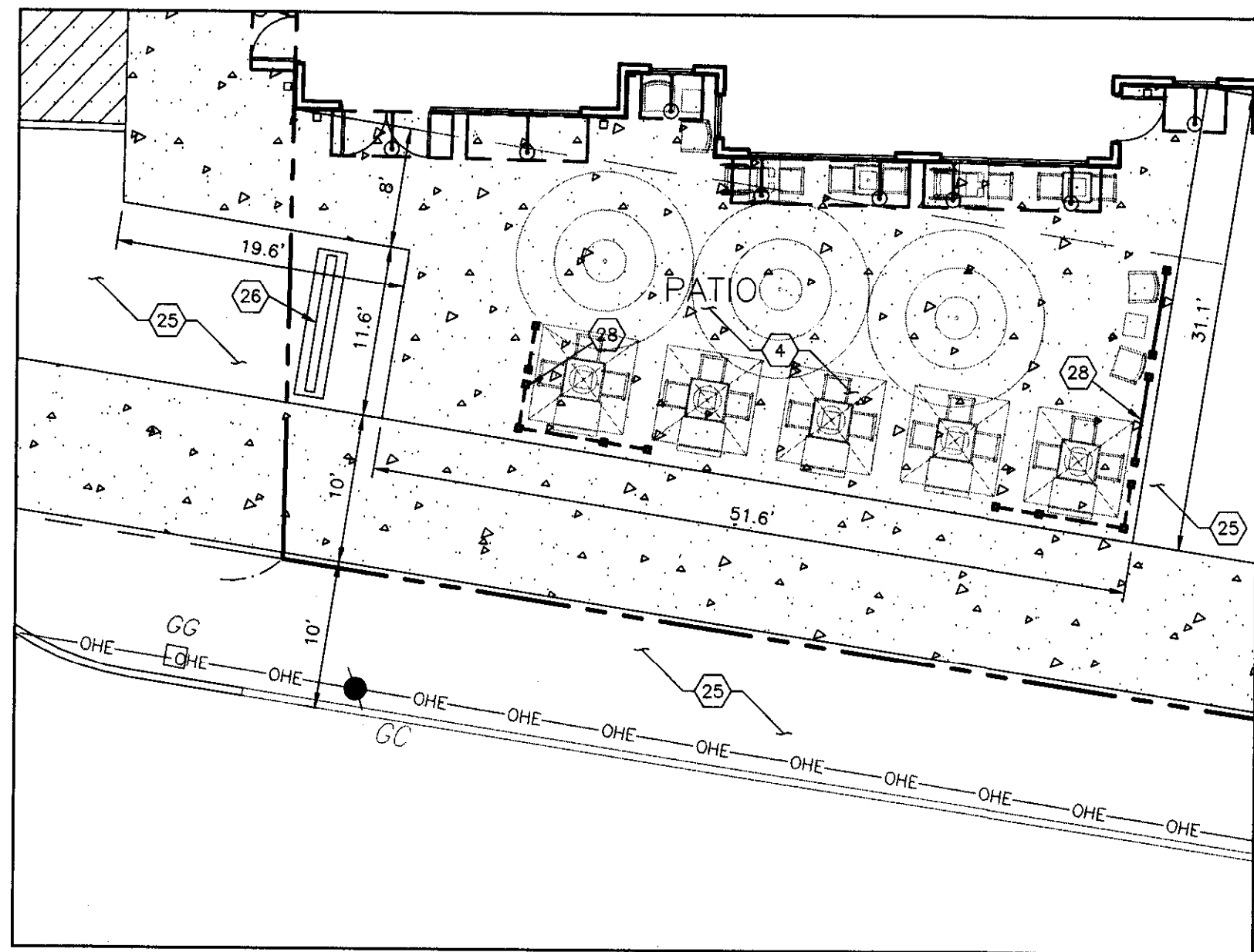


SITE PLAN:

SCALE: 1" = 20'



ENLARGED SITE PLAN:

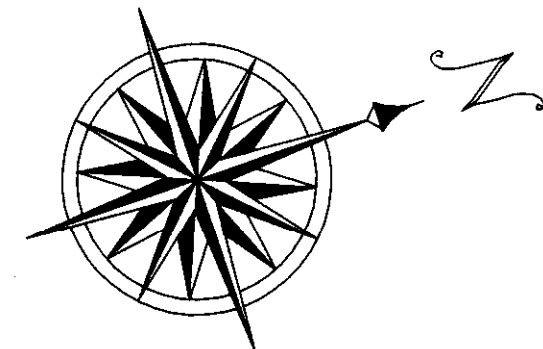
SCALE: 1" = 10'

GENERAL NOTES

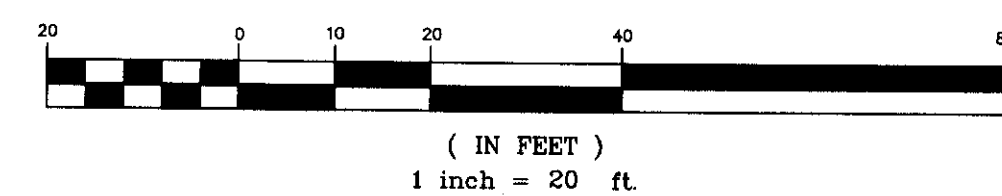
1. THESE PLANS ARE BASED ON DRAWINGS PREPARED BY ODOE SURVEYING AND MAPPING, DATED 10/24/12. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS EXIST AS SHOWN ON THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING CORE STATES GROUP OF ANY DEVIATIONS OR OMISSIONS THAT MAY EFFECT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
2. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND OTHER EXISTING IMPROVEMENTS AS NOTED.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. ALL CONSTRUCTION IN RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY(IES) HAVING AUTHORITY.
7. **WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
8. **SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

ZONING TABLE

BUSINESS DISTRICT - KELLY'S CORNER (KC) GROUNDWATER PROTECTION DISTRICT #4		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA (SQ. FT.)	10,000	187,310±
MIN. LOT FRONTAGE (FT.)	100	508±
MIN. LOT WIDTH (FT.)	50	508±
MIN. FRONT YARD SETBACK (FT.)	30	30.1
MIN. SIDE YARD SETBACK (FT.)	N.R.	33.5
MIN. REAR YARD SETBACK (FT.)	N.R.	>600
MAX. FLOOR AREA RATIO (ENTIRE PLAZA)	0.40	0.36
MAX. BUILDING HEIGHT (FT.)	36	24.25
MIN. OPEN SPACE (%) (32,934 SQ. FT. ALTERED AREA)	N.R.	48
INCREASE IN OPEN SPACE = 1,659 SQ. FT.		
MIN. PARKING REQUIRED: 1 PER 100SF = 4,185SF/100=42 PARKING SPACES		
THE PROPOSED PROJECT WOULD REMOVE 25 PARKING SPACES AND WOULD CREATE 34 SPACES CREATING A NET GAIN OF 9 PARKING SPACES IN THE ENTIRE SHOPPING PLAZA.		
THE PROPOSED PROJECT INCREASES THE SITE'S OVERALL BUILDING AREA BY 700SF. BASED ON THE PROPOSED PARKING REGULATIONS THE PROJECT WOULD BE REQUIRED TO ADD 7 ADDITIONAL PARKING SPACES. THE PROJECT PROPOSES TO ADD 9 ADDITIONAL SPACES WHICH IS GREATER THAN THE 7 ADDITIONAL SPACES THAT WOULD BE REQUIRED.		



GRAPHIC SCALE



SITE NOTES

- A. REFER TO SHEET C-0 FOR OVERALL SITE PLAN.
- B. REFER TO SHEET C-1 FOR DEMOLITION.
- C. REFER TO SHEET C-3 FOR UTILITY PLAN.
- D. REFER TO SHEET C-4 FOR GRADING AND DRAINAGE.
- E. REFER TO SHEET C-4 FOR GENERAL LEGEND.
- F. REFER TO SHEET C-5 FOR EROSION CONTROL PLAN.
- G. REFER TO SHEET L-1 FOR LANDSCAPING MATERIALS.
- H. ALL DIMENSIONS ARE TO GROUND-LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS OTHERWISE NOTED.
- I. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

KEYED NOTES

1. NEW CAFE BUILDING. REFER TO ARCHITECTURAL PLANS.
2. NEW TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
3. NEW HANDRAIL. REFER TO ARCHITECTURAL PLANS.
4. NEW PATIO AREA. REFER TO ARCHITECTURAL PLANS.
5. NEW ASPHALT PAVEMENT. REFER TO DETAIL ON SHEET C-6.
6. NEW CONCRETE PAD FOR TRASH ENCLOSURE. REFER TO DETAIL ON SHEET C-6.
7. NEW CONCRETE CURB. REFER TO DETAIL ON SHEET C-6.
8. NEW TURNED DOWN CONCRETE WALK. REFER TO DETAIL ON SHEET C-6.
9. NEW CONCRETE SIDEWALK. REFER TO DETAIL ON SHEET C-6.
10. NEW TRANSVERSE WALK DRAIN. REFER TO DETAIL ON SHEET C-6.
11. NEW 2' WIDE CONCRETE FLUME. REFER TO DETAIL ON SHEET C-6.
12. NEW WHEEL STOPS (16 TOTAL). REFER TO DETAIL ON SHEET C-6.
13. NEW DEEPENED ADA RAMP IN SIDEWALK. REFER TO DETAIL ON SHEET C-6.
14. NEW DETECTABLE WARNING. REFER TO DETAIL ON SHEET C-6.
15. NEW BOLLARD(S) PAINTED BLACK. REFER TO DETAIL ON SHEET C-6. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND QUANTITY.
16. NEW STRIPING / NO PARKING AREA. REFER TO DETAIL ON SHEET C-6.
17. NEW PARKING STRIPING TO MATCH EXISTING IN COLOR AND STYLE.
18. NEW TRAFFIC FLOW ARROW. REFER TO DETAIL ON SHEET C-6.
19. NEW ACCESSIBLE PARKING PAINTED SYMBOL AND STRIPING. REFER TO DETAIL ON SHEET C-7.
20. NEW STOP SIGN. REFER TO DETAIL ON SHEET C-7.
21. NEW HANDICAP ACCESSIBLE SIGNS (2 TOTAL) IN BOLLARD. REFER TO DETAIL ON SHEET C-7.
22. NEW FLARED ADA RAMP IN SIDEWALK. REFER TO DETAIL ON SHEET C-7.
23. NEW LANDSCAPE AREA. REFER TO SHEET L-1.
24. NEW DOUBLE FACE ILLUMINATED MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS. FACE AREA OF SIGN IS 39.67 S.F. PER SIDE.
25. NEW LOT LIGHTING. REFER TO DETAIL ON SHEET C-7.
26. NEW PATIO SCREENING / CEDAR SHUTTER. REFER TO ARCHITECTURAL PLANS.
27. NEW "ONE WAY" SIGN (R6-2L). REFER TO DETAIL ON SHEET C-7.
28. NEW "ONE WAY" SIGN (R6-2R). REFER TO DETAIL ON SHEET C-7.
29. NEW "DO NOT ENTER" SIGN(S). REFER TO DETAIL ON SHEET C-7.
30. NEW "U" SHAPED BIKE RACK(S) (3 TYP) REFER TO ARCHITECTURAL PLANS.

SITE LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LANDSCAPING

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

NOTE:

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED BUILDING PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



Job#:	ARC-14654	Scale:	1"=20'	Date:	05-10-13	Drawn By:	MAB	Checked By:	DSK
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<p>Panera, LLC 3630 South Geyer Rd., Suite 100 St. Louis, MO 63127</p>									
<p>Cafe #1718 New Cafe 256 Main Street, Acton, MA 01720</p>									
<p>Site Plan</p>									
<p>C-1 1 OF 2</p>									